

# UNOFFICIAL COPY



Doc#: 0712226011 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/02/2007 09:09 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED Corporation to Individual

**THIS INDENTURE**, made this 2<sup>nd</sup> day of March, 2007 between PHH MORTGAGE CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and NICOLAS OLIVARES, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 39 (EXCEPT THE WEST 16 1/2 FEET THEREOF) AND ALL OF LOT 38 IN BLOCK 2 IN CRAWFORD TOUHY PRAIRIE ROAD SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 3841 WEST CHASE AVENUE, LINCOLNWOOD, ILLINOIS 60712.

### SUBJECT TO:

Permanent Real Estate Index Number(s): 10-26-315-013-0000 AND 10-26-315-054-0000  
Address(es) of Real Estate: 3841 Chase Ave., Lincolnwood, IL 60712

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, and attested by its \_\_\_\_\_, the day and year first above written.

PHH MORTGAGE CORPORATION

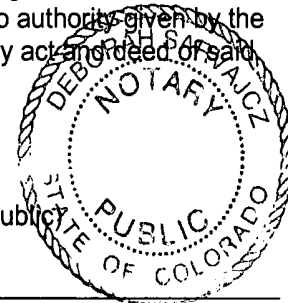
First American REO Servicing

BY: \_\_\_\_\_  
*Jan Billings*  
Jan Billings

STATE OF COLORADO, COUNTY OF DENVER

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jan Billings personally known to me to be the Portfolio Manager of First American REO Servicing Attorney in fact the \_\_\_\_\_ FOR PHH MORTGAGE CORPORATION and \_\_\_\_\_ personally known to me to be the \_\_\_\_\_ of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Portfolio Manager and \_\_\_\_\_ they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of March, 2007.

Deborah Janoju (Notary Public)  


Prepared by: Fisher and Shapiro, LLC  
180 N. LaSalle, Suite 2316  
Chicago, IL 60601

Mail To:  
NICOLAS OLIVARES  
3841 Chase Ave.  
Lincolnwood, IL 60712

Name & Address of Taxpayer:  
NICOLAS OLIVARES  
3841 Chase Ave.  
Lincolnwood, IL 60712

<p>COUNTY TAX</p> <p>COCK COUNTY</p> <p>REAL ESTATE TRANSACTION TAX</p> <p>REVENUE STAMP</p> <p>APR. 30.07</p> <p># 0000041512</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00416.50</p> <p>FP 103028</p>	<p>STATE TAX</p> <p>STATE OF ILLINOIS</p> <p>REAL ESTATE TRANSFER TAX</p> <p>DEPARTMENT OF REVENUE</p> <p>APR. 30.07</p> <p># 0000041314</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00833.00</p> <p>FP 103027</p>
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